012.0	0001	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	983,400 / 983,400
					USE VALUE:	983,400 / 983,400
					ASSESSED:	983,400 / 983,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31	-33	PONDVIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TZEVELECAKIS EVALINE
Owner 2:	
Owner 3:	
Street 1:	31 PONDVIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Asbestos Exterior and 2901 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5574.000	508,900	4,700	469,800	983,400
Total Card	0.128	508,900	4,700	469,800	983,400
Total Parcel	0.128	508,900	4,700	469,800	983,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.05 /Parcel: 339.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 9350

GIS Ref

GIS Ref

Insp Date 12/19/17

!1177!

PREVIOUS ASSESSMENT

Parcel ID 012.0-0001-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	508,900	4700	5,574.	469,800	983,400		Year end	12/23/2021
2021	104	FV	485,800	4700	5,574.	469,800	960,300		Year End Roll	12/10/2020
2020	104	FV	486,400	4700	5,574.	469,800	960,900	960,900	Year End Roll	12/18/2019
2019	104	FV	375,900	4700	5,574.	645,900	1,026,500	1,026,500	Year End Roll	1/3/2019
2018	104	FV	375,900	4700	5,574.	411,100	791,700	791,700	Year End Roll	12/20/2017
2017	104	FV	352,600	4700	5,574.	375,800	733,100	733,100	Year End Roll	1/3/2017
2016	104	FV	352,600	4700	5,574.	305,400	662,700	662,700	Year End	1/4/2016
2015	104	FV	314,400	4700	5,574.	305,400	624,500	624,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:38:09

LAST REV

Date	Time
08/21/19	09:49:00
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1177

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONOHUE FRANCES	11756-245		10/22/1969		36,000	No	No		Eleftherios Tzevelekakis d.o.d. 8/8/2013 bk 6

USER DEFINED

Prior Id # 1:	9350
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2013	790	Re-Roof	11,000					
2/28/1994	46		500					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2017	MEAS&NOTICE	BS	Barbara S
12/10/2017	Inspected	BS	Barbara S
4/30/2014	External Ins	PC	PHIL C
7/15/2013	Info Fm Prmt	EMK	Ellen K
2/25/2009	Meas/Inspect	163	PATRIOT
3/22/2000	Inspected	264	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5574		Sq. Ft.	Site		0	80.	1.05	1									469,777						469,800	

Total AC/HA:	0.12796	Total SF/SM:	5574	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	469,777	Spl Credit		Total:	469,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05260730
Const Adj.:	0.93100190
Adj $ / SQ:	176.396
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	691483
Depreciation:	182551
Depreciated Total:	508931

COMMENTS

EST UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

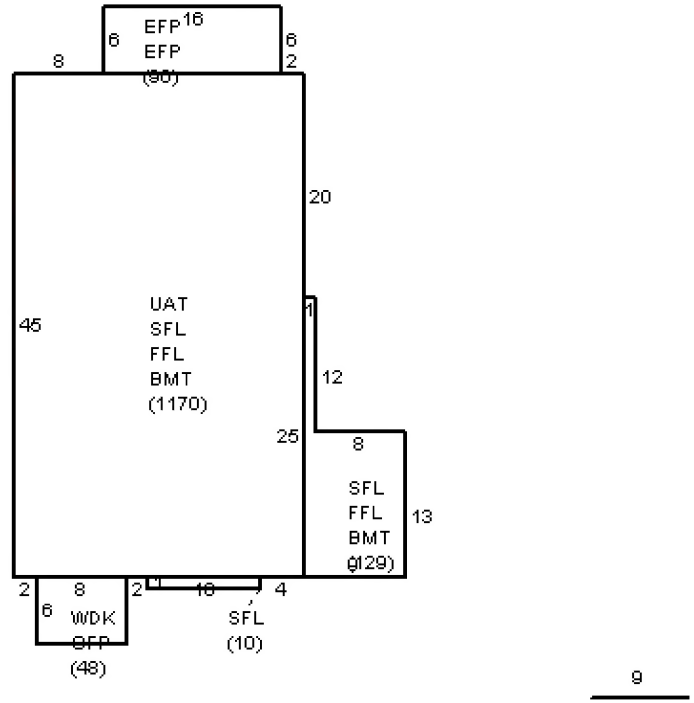
No Unit	RMS	BRS	FL
1	7	3	
1	6	2	
Totals			
2	13	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	176.40
Special Features:	0	Val/Su Net:	113.39
Final Total:	508900	Val/Su SzAd	195.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,309	176.400	230,903
BMT	Basement	1,299	52.920	68,742
FFL	First Floor	1,299	176.400	229,139
UAT	Upper Attic	293	123.480	36,117
EFP	Enclos Porch	192	38.550	7,401
OFP	Open Porch	48	40.960	1,966
WDK	Deck	48	14.900	715
	Net Sketched Area:	4,488	Total:	574,983
Size Ad	2608	Gross Area	5365	FinArea 2901

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0001-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1923	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:	Total: 4,700

IMAGE

AssessPro Patriot Properties, Inc